

83-11-38

1 BILL NO. R-83-09-51, AS AMENDED

2 DECLARATORY RESOLUTION NO. R-103-83

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1,

6 WHEREAS, Petitioner has duly filed its petition dated
7 September 1, 1983, to have the following described property de-
8 signated and declared an "Economic Revitalization Area" under
9 Division 6, Article II, Chapter 2 of the Municipal Code of the
10 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
11 12.1, to-wit:

12 Part of Block 36, Interstate Industrial
13 Park, Section 1, an Addition to the
14 City of Fort Wayne, Indiana, more parti-
15 cularly described as follows: to wit:

16 Beginning at the intersection of the
17 East line of Executive Boulevard with
18 the South line of Block 36, Interstate
19 Industrial Park, Section "I"; thence
20 North 00 degrees 00 minutes East, along
21 said East line, 65.9 feet to the North
22 line of Research Drive; thence North
23 90 degrees 00 minutes West, on and
24 along said North line, 1158.0 feet to
25 the East line of a Railroad Spur; thence
26 North 00 degrees 51 minutes West, on and
27 along said Rail Road Spur East line,
28 374.6 feet to the North line of said
29 Block 36; thence South 89 degrees 54
30 minutes East, on and along said North
31 line, 1137.8 feet to the centerline of
32 Spy Run Creek; thence Southeasterly,
33 on and along the centerline of said
34 Creek, as follows:

35 South 57 degrees 30 minutes East, a
36 distance of 33.3 feet
37 South 67 degrees 06 minutes East, a
38 distance of 123.9 feet
39 South 59 degrees 28 minutes East, a
40 distance of 103.1 feet
41 South 49 degrees 04 minutes East, a
42 distance of 89.7 feet
43 South 29 degrees 20 minutes East, a
44 distance of 91.7 feet
45 South 40 degrees 36 minutes East, a
46 distance of 93.1 feet
47 South 47 degrees 18 minutes East, 162.7
48 feet to the South line of said Block
49 36, said South line being also the
50 North line of Section "D", in said
51 Interstate Industrial Park; thence
52 North 90 degrees 00 minutes West on
53 and along said South line, 498.1 feet
54 to the point of beginning;

1 Page Two

2 said property more commonly known as 1818 Research Drive, Fort
3 Wayne, Indiana, with street boundaries of Interstate Industrial
4 Park.

5 WHEREAS, it appears that said petition should be pro-
6 cessed to final determination in accordance with the provisions
7 of said Division 6.

8 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
9 THE CITY OF FORT WAYNE, INDIANA:

10 SECTION 1. That, subject to the requirements of Section
11 4 below, the property hereinabove described is hereby designated
12 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
13 12.1. Said designation shall begin upon the effective date of
14 the Confirming Resolution referred to in Section 3 of this Resolu-
15 tion and shall continue for one (1) year thereafter. Said desig-
16 nation shall terminate at the end of that one-year period.

17 SECTION 2. That upon adoption of this Resolution:

18 (a) Said Resolution shall be filed with the Allen
19 County Assessor;

20 (b) Said Resolution shall be referred to the Committee
21 on Finance and shall also be referred to the De-
22 partment of Economic Development requesting a re-
23 commendation from said department concerning the
24 advisability of designating the area an "Economic
25 Revitalization Area";

26 (c) Common Council shall publish notice in accordance
27 with I.C. 5-3-1 of the adoption and substance of
28 this Resolution and setting this designation as an
29 "Economic Revitalization Area" for public hearing;

30 (d) If this Resolution involves an area that has al-
31 ready been designated an allocation area under

32

1 Page Three

2

3 I.C. 36-7-14-39, then the Resolution shall be re-
4 ferred to the Fort Wayne Redevelopment Commission
5 and said designation shall not be approved unless
6 said Commission adopts a resolution approving the
7 petition.

8

9 SECTION 3. That this Resolution shall be subject to
10 being confirmed, modified and confirmed or rescinded after public
11 hearing and receipt by Common Council of the above described re-
12 commendations and resolution, if applicable.

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14 SECTION 4. That this Resolution shall be in full force
15 and effect from and after its passage and any and all necessary
16 approval by the Mayor.

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18 APPROVED AS TO FORM
19 AND LEGALITY

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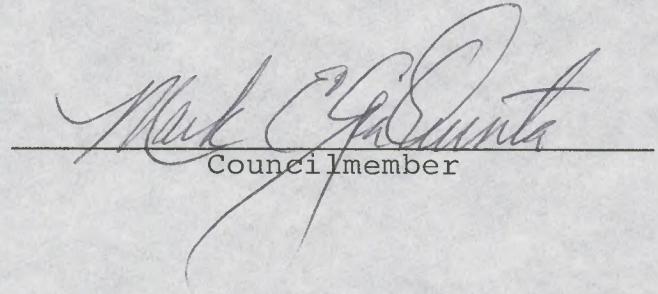
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Mark E. G. Blanta
Councilmember

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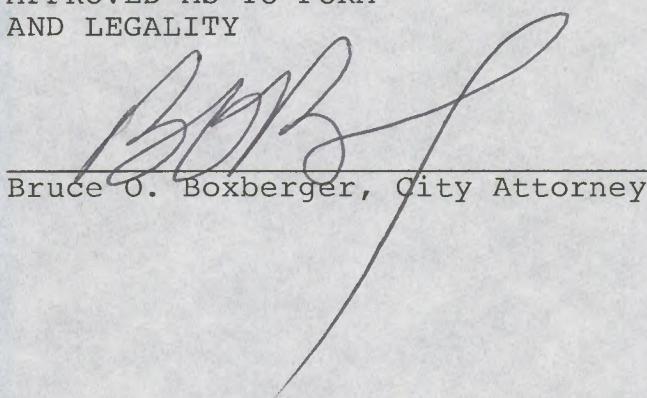
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Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____.M., E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	—	—	<u>2</u>	—
<u>BRADBURY</u>	—	—	—	✓	—
<u>BURNS</u>	✓	—	—	—	—
<u>EISBART</u>	✓	—	—	—	—
<u>GiaQUINTA</u>	✓	—	—	—	—
<u>SCHMIDT</u>	—	—	—	✓	—
<u>SCHOMBURG</u>	✓	—	—	—	—
<u>SCRUGGS</u>	—	—	—	—	—
<u>STIER</u>	✓	—	—	—	—
<u>TALARICO</u>	✓	—	—	—	—

DATE: 11/22/83

Sandra F. Kennedy
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) NO. R-103-83 on the 22nd day of November, 1983.

ATTEST:

Sandra F. Kennedy

CITY CLERK

(SEAL)

Bay-A-Lab

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of November, 1983, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra F. Kennedy
CITY CLERK

Approved and signed by me this 28th day of Nov. 1983, at the hour of 9 o'clock A.M., E.S.T.

Win Moses Jr.
WIN MOSES, JR. - MAYOR

NO. 182

9-2 1983

RECEIVED FROM Community Dev. Corp

Fifty & 00/100 DOLLARS

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ _____

JK. P.M.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

1055

COMMUNITY DEVELOPMENT
CORPORATION OF FORT WAYNE
% DEPARTMENT OF ECONOMIC DEVELOPMENT
ROOM 840
CITY COUNTY BUILDING
FORT WAYNE, INDIANA 46802

71-19
749

September 2 1983

PAY
TO THE
ORDER OF

City Clerk

\$ 50.00

**Fifty and 00/100---- DOLLARS



FORT WAYNE
NATIONAL BANK
FORT WAYNE • INDIANA 46802

FOR Tax abatement application fee

100 1055 074900194104 98 2 106 20

DELINE CHECK PRINTERS, INC.

Micro Source

Barbara B. Daniel
Dever W. Jack

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 1818 Research Drive, Fort Wayne
2. Legal Description of Property
see attached Exhibit A
3. Township Washington
4. Taxing District City of Fort Wayne
5. Current Zoning District M-2 (General)
6. Variance Grant (if any)
not applicable
7. Owner(s) Community Development Corp. of Fort Wayne (CDC)
8. Address of Owner(s)
Room 840
City-County Bldg.
Fort Wayne, IN 46802
9. Telephone Number (219) 427-1127
10. Agent of Owner (if any)
11. Address
12. Telephone Number
13. Relationship of Agent to Owner
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) -----
15. Current Use of Property
 - (a) How is property presently used? vacant warehouse/distribution facility
 - (b) What structure(s) (if any) are on the property?
64,000 sq. ft. Brunswick Bldg.
13 acres of land
 - (c) What is the condition of this structure/these structures?
excellent
16. Current Assessment on Land and Improvements
 - (a) What is the amount of latest assessment? land-\$27,200
Improvement \$110,300
 - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$12,641.59

17. Description of Project The CDC will acquire the property and renovate the bldg. The tenant, Micro Source, will also perform leasehold improvements. Micro Source will also install new equipment.

Improvements - \$475,000

Machinery - \$1,125,000

BTdg. acquisition \$1,400,000

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? September, 1983

(b) When is completion expected? November, 1983

19. Cost of project (not including land cost)

see #17

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 200 within 1 year

(b) What kind of work will employees be engaged in? assembly, clerical, computer technicians

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 200-600

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The Brunswick Bldg. and accompanying 13 acres of land have been vacant for the past 2 years. The primary reason for this vacany has been the declining economy of the Fort Wayne area. Tax abatement is needed to induce Micro Source to lease the facility from CDC.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Yes, building has been vacant for 2 years.

(b) Will the project improve or replace a deteriorated or obsolete structure? -----

(c) Will the project preserve a historically or architecturally significant structure? _____

(d) Will the project contribute to the conservation and/or stability of a neighborhood? _____

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? _____

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes No

25. Financing on Project

What is the status of financing connected with the project?
secured

I hereby certify that the information and representations on this Application are true and complete.

Barbara B. Daniel
Signature(s) of Owner(s)

Barbara Daniel, President
Community Development Corp.

September 1, 1983
Date

EXHIBIT A

Part of Block 36, Interstate Industrial Park, Section I, an Addition to the City of Fort Wayne, Indiana, more particularly described as follows: to wit:

Beginning at the intersection of the East line of Executive Boulevard with the South line of Block 36, Interstate Industrial Park, Section "I"; thence North 00 degrees 00 minutes East, along said East line, 65.9 feet to the North line of Research Drive; thence North 90 degrees 00 minutes West, on and along said North line, 1158.0 feet to the East line of a Railroad Spur; thence North 00 degrees 51 minutes West, on and along said Rail Road Spur East line, 374.6 feet to the North line of said Block 36; thence South 89 degrees 54 minutes East, on and along said North line, 1137.8 feet to the centerline of Spy Run Creek; thence Southeasterly, on and along the centerline of said Creek, as follows:

South 57 degrees 30 minutes East, a distance of 33.3 feet
South 67 degrees 06 minutes East, a distance of 123.9 feet
South 59 degrees 28 minutes East, a distance of 103.1 feet
South 49 degrees 04 minutes East, a distance of 89.7 feet
South 29 degrees 20 minutes East, a distance of 91.7 feet
South 40 degrees 36 minutes East, a distance of 93.1 feet
South 47 degrees 18 minutes East, 162.7 feet to the South line of said Block 36, said South line being also the North line of Section "D", in said Interstate Industrial Park; thence North 90 degrees 00 minutes West, on and along said South line, 498.1 feet to the point of beginning.

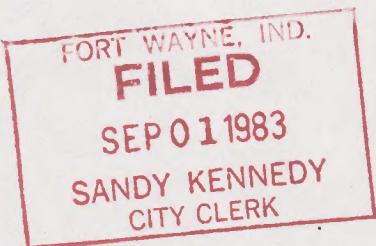
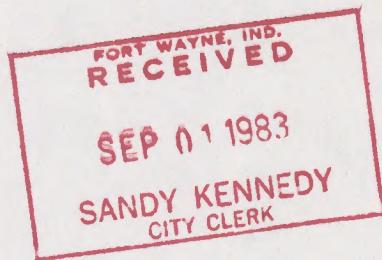


EXHIBIT "A"
TO CLOSING AFFIDAVIT AND REPRESENTATIONS

Parcel A.

Part of Block 36, Interstate Industrial Park, Section "I", an Addition to the City of Fort Wayne, Indiana, more particularly described as follows, to-wit:

Beginning at the intersection of the East line of Executive Boulevard with the South line of Block 36, Interstate Industrial Park, Section "I"; thence North 00 degrees 00 minutes East, along said East line, 65.9 feet to the North line of Research Drive; thence North 90 degrees 00 minutes West on and along said North line, 1158.0 feet to the East line of a Railroad Spur; thence North 00 degrees 51 minutes West, on and along said Railroad Spur East line, 374.6 feet to the North line of said Block 36; thence South 89 degrees 54 minutes East, on and along said North line, 1137.8 feet to the centerline of Spy Run Creek; thence Southeasterly on and along the centerline of said creek, as follows:

South 57 degrees 30 minutes East a distance of 33.3 feet
South 67 degrees 06 minutes East a distance of 123.9 feet
South 59 degrees 28 minutes East a distance of 103.1 feet
South 49 degrees 04 minutes East a distance of 89.7 feet
South 29 degrees 20 minutes East a distance of 91.7 feet
South 40 degrees 36 minutes East a distance of 93.1 feet
South 47 degrees 18 minutes East a distance of 162.7 feet

to the South line of said Block 36, said South line being also the North line of Section "D", in said Interstate Industrial Park; thence North 90 degrees 00 minutes West, on and along said South line, 498.1 feet to the point of beginning, containing 12.745 acres of land.

Parcel B.

A parcel of land in the North Half of the Northwest Quarter of Section 22, Township 31 North, Range 12 East, lying between Highway Number I-69 South Right-of-way and the South line of the North Half of said Northwest Quarter, more particularly described as follows, to-wit:

Beginning at the intersection of the South line of the North Half of said Northwest Quarter with the centerline of Spy Run Creek; thence North 89 degrees 54 minutes West, on and along said South line, being also the North line of Block 36, Interstate Industrial Park, Section "I", an Addition to the City of Fort Wayne, Indiana, 912.4 feet to the South Right-of-way of Highway Number I-69 at station 491 + 00 on Indiana State Highway Commission plans dated 1958, project Number I-69-4 (3) 109; thence North 83 degrees 59 minutes 20 seconds East, on and along said Right-of-way 301.65 feet to station 494 + 00 of said plans; thence North 89 degrees 59 minutes East, continuing along said Right-of-way 594.5 feet to the centerline of said Spy Run Creek; thence South 23 degrees 27 minutes East, on and along said Creek centerline, 37.7 feet to the point of beginning, containing 0.560 acres of land.

Notice of Public Hearing

Fort Wayne

Common Council

(Resolutions No. R-83-11-38 and R-83-11-37)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on

November 22, 1983

designating property at 1818 Research Drive

date

address

Fort Wayne, IN

an Economic Revitalization Area.

A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed,

modified and confirmed or rescinded on Tuesday, December 13, 1983 - 7:30 P.M.

date, time & place

Room 128 - City-County Bldg. Fort Wayne, IN. If confirmed, said designation

shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk



The City of Fort Wayne

November 23, 1983

Ms. Mary Gabet
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of November 26, 1983, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Resolution Nos. R-83-11-35 &
R-83-11-36
Revitalization Area

Resolution Nos. R-83-11-38 &
R-83-11-37
Revitalization Area

Resolution Nos. R-83-11-39 &
R-83-11-40
Revitalization Area

Resolution Nos. R-83-11-42 &
R-83-11-41
Revitalization Area

Please send us 4 copies of each of the above the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne

ENCL: 4

An Equal Opportunity Employer

One Main Street, Fort Wayne, Indiana 46802

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution 0-51138

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1, R-83-09-51, as amended.

Said property more commonly known as 1818 Research Drive, Fort

Wayne, Indiana, with street boundaries of Interstate Industrial Park.

EFFECT OF PASSAGE 200-600 new jobs will be created for the community.

Presently vacant warehouse/distribution facility will be renovated and utilized.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Improvements - \$475,000.00

Machinery - \$1,125,000.00; Bldg. acquisition - \$1,400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)